

PETITION FOR ZONING VARIANCE 84-319-A TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3.C.1. to permit a rearward setback of 38 ft. instead of the required 50 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Due to increased family size we need a larger kitchen
This is the only location to build an addition

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
(Type or Print Name)
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State
Attorney's Telephone No.:
Address
Phone No.

Legal Owner(s):
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State
Attorney's Telephone No.:
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of April 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 22nd day of May 1984, at 9:30 o'clock A.M.

Call John
Zoning Commissioner of Baltimore County.

(over)

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I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

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Attorney for Petitioner:
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Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State
Attorney's Telephone No.:
Address
Phone No.

Legal Owner(s):
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State
Attorney's Telephone No.:
Address
Phone No.

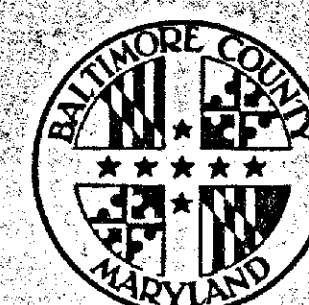
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Call John
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY

ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: May 3, 1984
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: #84-319-A

There are no comprehensive planning factors requiring comment on this petition.

NEG/JGH/sf

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

May 4, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #259 (1983-1984)
Property Owner: Clyde L. Rix, et ux
S/W Broadship Rd. 263.25' S/E from centerline
Sunship Rd.
Acres: 17.83 X 93 District: 12th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements exist and are not directly involved.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #259 (1983-1984).

Very truly yours,
Robert A. Norton
ROBERT A. NORTON, P.E., Chief
Bureau of Public Services

RAM:EW:FW:SS

F-SE Key Sheet
13 SE 18 Pos. Sheet
SE 4 E Topo
103 Tax Map



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204

NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 4/10/84
Item # 259
Property Owner: Clyde L. Rix, et ux
Location: S/W Broadship Rd., S/E of Sunship Rd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- There are no site planning factors requiring comment.
- A County Review Group Meeting is required.
- A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- A record plat will be required and must be recorded prior to issuance of a building permit.
- The access is not satisfactory.
- The circulation on this site is not satisfactory.
- The parking arrangement is not satisfactory.
- Parking calculations must be shown on the plan.
- This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-38 of the Development Regulations.
- Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- The amended Development Plan was approved by the Planning Board on.
- Landscaping should be provided on this site and shown on the plan.
- The property is located in a deficient service area as defined by Bill 176-75. No building permits may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is.
- The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 176-75, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- Additional comments:

Eugene A. Rober
Eugene A. Rober
Chief, Current Planning and Development

cc: James Roswell

MAY 5 1984

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 22nd day of May 1984.

Petitioner: Clyde L. Rix, et ux
Petitioner's Attorney: *Nicholas B. Commodari*
Received by: *Nicholas B. Commodari*
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 9, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Nicholas B. Commodari
Chairman

MEMBERS:

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. & Mrs. Clyde L. Rix
24 Broadship Road
Baltimore, Md. 21222

RE: Item No. 259 - Case No. 84-319-A
Petitioner - Clyde L. Rix, et ux
Variance Petition

Dear Mr. & Mrs. Rix:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~not~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22nd day of May, 1984, that the herein Petition for Variance(s) to permit a rear yard setback of 38 feet in lieu of the required 50 feet for the proposed kitchen addition, in accordance with the site plan filed herein, is GRANTED, from and after the date of this Order.

Jan M. Jung
Deputy Zoning Commissioner of
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~not~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22nd day of May, 1984, that the herein Petition for Variance(s) to permit a rear yard setback of 38 feet in lieu of the required 50 feet for the proposed kitchen addition, in accordance with the site plan filed herein, is GRANTED, from and after the date of this Order.

Jan M. Jung
Deputy Zoning Commissioner of
Baltimore County



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

April 16, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 252, 258, and 259 ZAC- Meeting of April 10, 1984

Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 252, 258, and 259.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/cmm

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 259, Zoning Advisory Committee Meeting of April 10, 1984

Property Owner: Clyde L. Rix, et ux

Location: SW/S Broadship Road District 12

Water Supply public Sewage Disposal public

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Zoning Item # 259 Zoning Advisory Committee Meeting of April 10, 1984
Page 2

- () Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- () Soil percolation tests (have been/must be) conducted.
 - { } The results are valid until _____.
 - { } Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
 - { } shall be valid until _____.
 - { } is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydro-geological Study and an Environmental Effects Report must be submitted.
- () Other: The site is served by Metropolitan water and sewer. No health hazards are anticipated regarding the proposed kitchen.

Jan V. Spence
Jan V. Spence, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REMCKE
CHIEF

April 10, 1984

Mr. William Hancock
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Clyde L. Rix, et ux

Location: SW/S Broadship Road 263.25' S/E from c/l Sunship Road

Item No.: 259 Zoning Agenda: Meeting of 4/10/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

Noted and Approved: *George M. Hageman*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI, JR.
DIRECTOR

April 10, 1984

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 259 Zoning Advisory Committee Meeting are as follows:

Property Owner: Clyde L. Rix, et ux
Location: SW/S Broadship Road 263.25' S/E from c/l Sunship Road
Existing Zoning: D.R. 10.5
Proposed Zoning: Variance to permit a rear yard setback of 38' in lieu of the required 50'.

Acres: 17.83 x 93
District: 12th.

The items checked below are applicable:

- () All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-81 and the Department of Permits & Licenses and other applicable Codes.
- (X) A building/ & other miscellaneous permit shall be required before beginning construction.
- () Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- () Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- (X) An exterior wall erected within 6'0" for Commercial use or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 401, Line 2, Section 1407 and Table 1402, also Section 503.2.
- () Requested variance appears to conflict with the Baltimore County Building Code, Section/s _____.
- () A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the code requirements for the proposed change. Drawings may require a professional seal.
- () Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 202 and the required construction classification of Table 401.
- () Comments _____

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:es

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SW/S Broadship Rd., 263.25' S : OF BALTIMORE COUNTY
from the Centerline of Sunship :
Rd. (24 Broadship Rd.), :
12th District :
CLYDE L. RIX, et ux, : Case No. 84-319-A
Petitioners : : : : :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 2nd day of May, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Clyde L. Rix, 24 Broadship Road, Baltimore, MD 21222, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

PETITION FOR VARIANCE

12th Election District

ZONING: Petition for Variance
LOCATION: Southwest side Broadship Road, 263.25 ft. South from the centerline of Sunship Road (24 Broadship Road)
DATE & TIME: Tuesday, May 22, 1984 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a rear yard setback of 38 ft. instead of the required 50 ft.

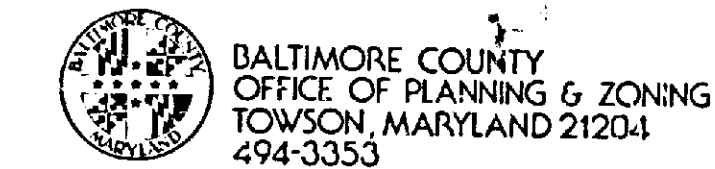
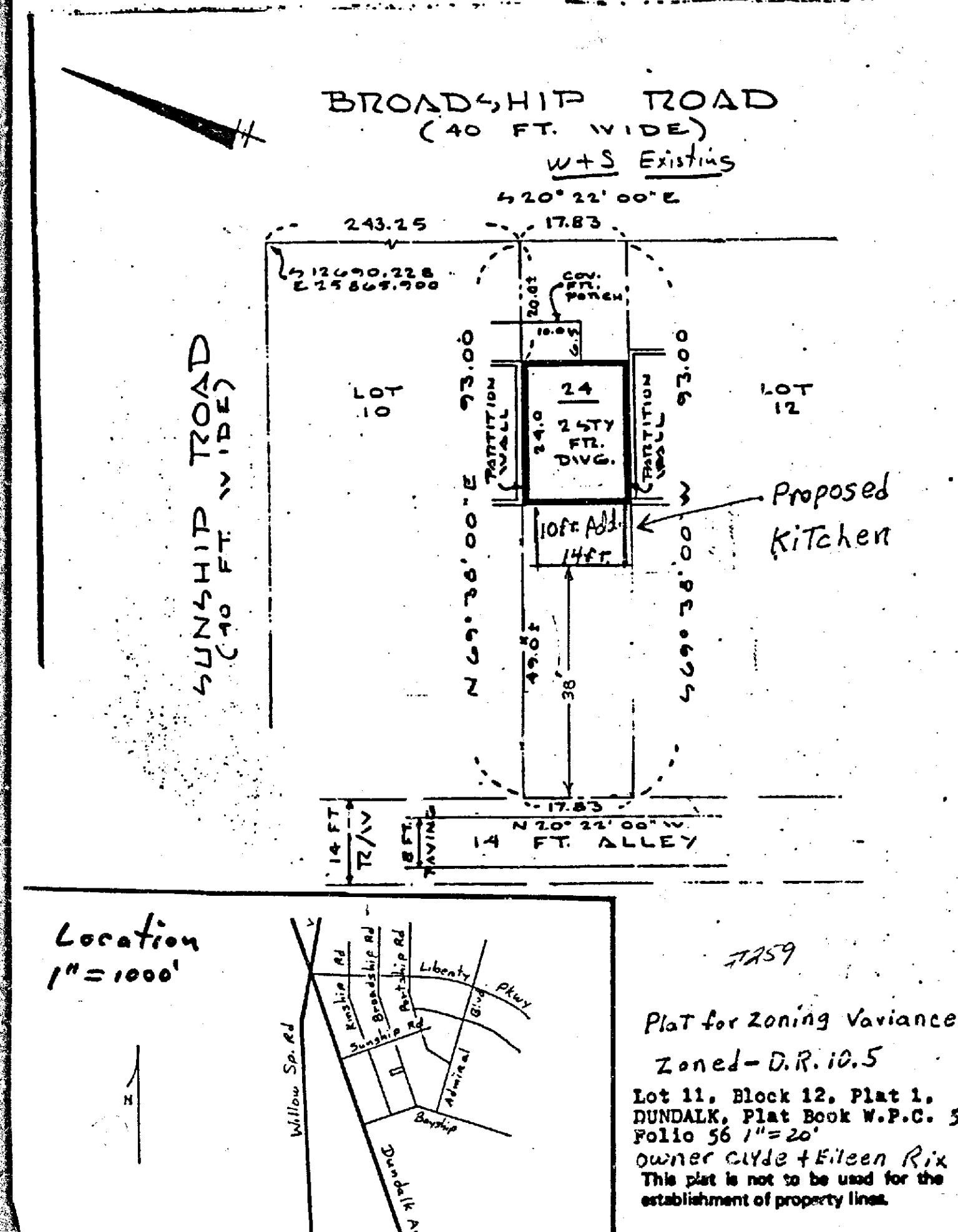
Being the property of Clyde L. Rix, et ux, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
 ARNOLD JABLON
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

ZONING DESCRIPTION

Beginning on the southwest side at Broadship Road, 263.25' from the centerline of Sunship Road, as recorded in the Land Records of Baltimore County, in plat book W.P.C. 5 Folio 56, Lot 11, Block 12, Plat 1 of Sunship otherwise known as 24 Broadship Road in the 12th election district.



ARNOLD JABLON
 ZONING COMMISSIONER

May 22, 1984

Mr. and Mrs. Clyde L. Rix
 24 Broadship Road
 Baltimore, Maryland 21222

RE: Petition for Variance
 SW/S Broadship Rd., 263.25' S of
 the center line of Sunship Rd.
 (24 Broadship Rd.) - 12th Election
 District
 Clyde L. Rix, et ux - Petitioners
 No. 84-319-A (Item No. 259)

Dear Mr. and Mrs. Rix:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

JEAN M.H. JUNG
 Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: People's Counsel

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 9, 1984

County Office Bldg.
 111 W. Chesapeake Ave.
 Towson, Maryland 21204

Mr. & Mrs. Clyde L. Rix
 24 Broadship Road
 Baltimore, Md. 21222

RE: Item No. 259 - Case No. 84-319-A
 Petitioner - Clyde L. Rix, et ux
 Variance Petition

Dear Mr. & Mrs. Rix:

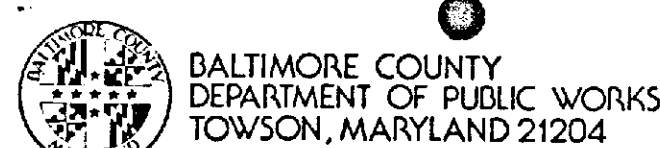
The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. CONNORIAN, Jr.
 Chairman
 Zoning Plans Advisory Committee

Enclosures



HARRY J. PISTEL, P.E.
 DIRECTOR

May 4, 1984

Mr. Arnold Jablon
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Re: Item #259 (1983-1984)
 Property Owner: Clyde L. Rix, et ux
 S/W/S Broadship Rd. 263.25' S/E from centerline
 Sunship Rd.
 Acres: 17.83 X 93 District: 12th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements exist and are not directly involved.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, causing private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #259 (1983-1984).

Very truly yours,

ROBERT A. MERTON, P.E., Chief
 Bureau of Public Services

RAM:EDM:EWR:ess

F-SE Key Sheet
 13 SE 18 Pos. Sheet
 SE 4 E Topo
 103 Tax Map

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
 Office of Planning and Zoning
 County Office Building
 Towson, Maryland 21204

Zoning Item # 259, Zoning Advisory Committee Meeting of April 10, 1984

Property Owner: Clyde L. Rix et ux

Location: SW/S Broadship Road District: 12th

Water Supply: public Sewage Disposal: public

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any chaffhammer operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

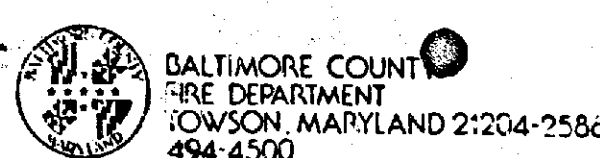
SS 20 1082 (1)

Zoning Item # 259 Zoning Advisory Committee Meeting of April 10, 1984
 Page 2

- () Prior to raising of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- () Soil percolation tests (have been/must be) conducted.
 () The results are valid until _____
 () Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until _____
 () is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- () Others: The site is owned by Metropolitan Water and Sewerage. No serious hazards are anticipated regarding the proposed kitchen.

Tan J. Forrest, Director
 BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) 2



PAUL H. FLECK
CHIEF

April 10, 1984

Mr. William Hamand
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Comodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Clyde L. Rix, et ux

Location: SW/S Broadship Road 263.25' S/E from c/l Sunship Road

Item No.: 259 Zoning Agenda: Meeting of 4/10/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

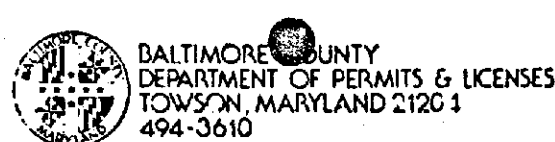
(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



TED ZALESKI, JR.
DIRECTOR

April 10, 1984

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 259 Zoning Advisory Committee Meeting are as follows:

Property Owner: Clyde L. Rix, et ux
Location: SW/S Broadship Road 263.25' S/E from c/l Sunship Road
Existing Zoning: D.R. 10.5
Proposed Zoning: Variance to permit a rear yard setback of 38' in lieu of the required 50'.

Area: 17.83 x 93
District: 12th.

The items checked below are applicable:

() All structures shall conform to the Baltimore County Building Code 1981/Council Bill 11-82 ~~miscellaneous~~ and other applicable Codes.

(X) A building/other permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced scale and signatures are required on Plans and Technical Data.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

NOTE: () An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group, of an adjacent lot line shall be of one hour fire resistant construction, no openings permitted within 3'0" of lot lines. A fire wall is required if construction is on the lot line, see Table 101, line 2, Section 1007 and Table 1002, also Section 912c.

F. Requested variance appears to conflict with the Baltimore County Building Code, Section/s _____

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, then the services of a registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 905 and the required construction classification of Table 101.

I. Comments _____

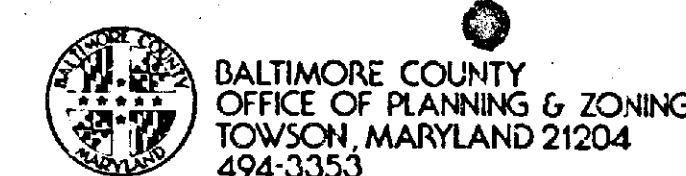
NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

[Signature]
Charles E. Burnham, Chief
Plans Review

ZONING DESCRIPTION

Beginning on the southwest side at Broadship Road, 263.25' (from the centerline of Sunship Road, as recorded in the land records of Baltimore County, 2nd plat book W.P.C. 5 Folio 56, Lot 11, Block 12, Plat 1 of Dun-dath otherwise known as 24 Broadship Road in the 12th election district.



ARNOLD JABLON
ZONING COMMISSIONER

May 16, 1984

Mr. & Mrs. Clyde L. Rix
24 Broadship Road
Baltimore, Maryland 21222

Re: Petition for Variance
SW/S Broadship Rd. 263.25' S of c/l of
Sunship Rd. (24 Broadship Road)
Clyde L. Rix, et ux - Petitioners
Case No. 84-319-A

Dear Mr. & Mrs. Rix:

This is to advise you that \$51.40 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 130284

DATE: 5/22/84

ACCOUNT: R-01-615-000

AMOUNT: \$51.40

RECEIVED FROM: Clyde L. Rix

FOR: advertising and posting Case #84-319-A

6 015*****350010 82244

VALIDATION OR SIGNATURE OF CASHIER

April 24, 1984

Mr. & Mrs. Clyde L. Rix
24 Broadship Road
Baltimore, Maryland 21222

NOTICE OF HEARING

Re: Petition for Variance

SW/S Broadship Rd., 263.25' S from the
c/l of Sunship Road (24 Broadship Road)
Clyde L. Rix, et ux - Petitioners
Case No. 84-319-A

TIME: 9:30 A.M.

DATE: Tuesday, May 22, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 128239

DATE: 5/30/84

ACCOUNT: 01-615-000

AMOUNT: \$35.00

RECEIVED FROM: Clyde L. Rix

FOR: Filing Fee Case #259

6 155*****350010 82244

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCE

12th Election District

ZONING:

Petition for Variance

LOCATION:

Southwest side Broadship Road, 263.25 ft. South from the
centerline of Sunship Road (24 Broadship Road)

DATE & TIME:

Tuesday, May 22, 1984 at 9:30 A.M.

PUBLIC HEARING:

Room 106, County Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a rear yard setback of 38 ft. instead of the required 50 ft.

Being the property of Clyde L. Rix, et ux, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>ue</u>	Revised Plans: Change in outline or description _____ Yes _____ No									
Previous case: _____	Map # <u>44</u>									

Item #259

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 12 Date of Posting: 5/16/84

Posted for: Petition for Variance

Petitioner: Clyde L. Rix, et ux

Location of property: SW/S Broadship Rd., 263.25' S of

the c/l of Sunship Rd.

Location of Sign: front of property (at 24 Broadship)

Remarks: _____

Posted by: Arnold Jablon Date of return: 5/17/84

Number of Signs: 1

DUPLICATE CERTIFICATE OF PUBLICATION

TOWSON, MD., May 3, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 22nd day of May, 1984, the first publication appearing on the 3rd day of May, 1984.

[Signature] THE JEFFERSONIAN
Manager.

Cost of Advertisement, \$ 18.00

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 3, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 22nd day of May, 1984, the first publication appearing on the 3rd day of May, 1984.

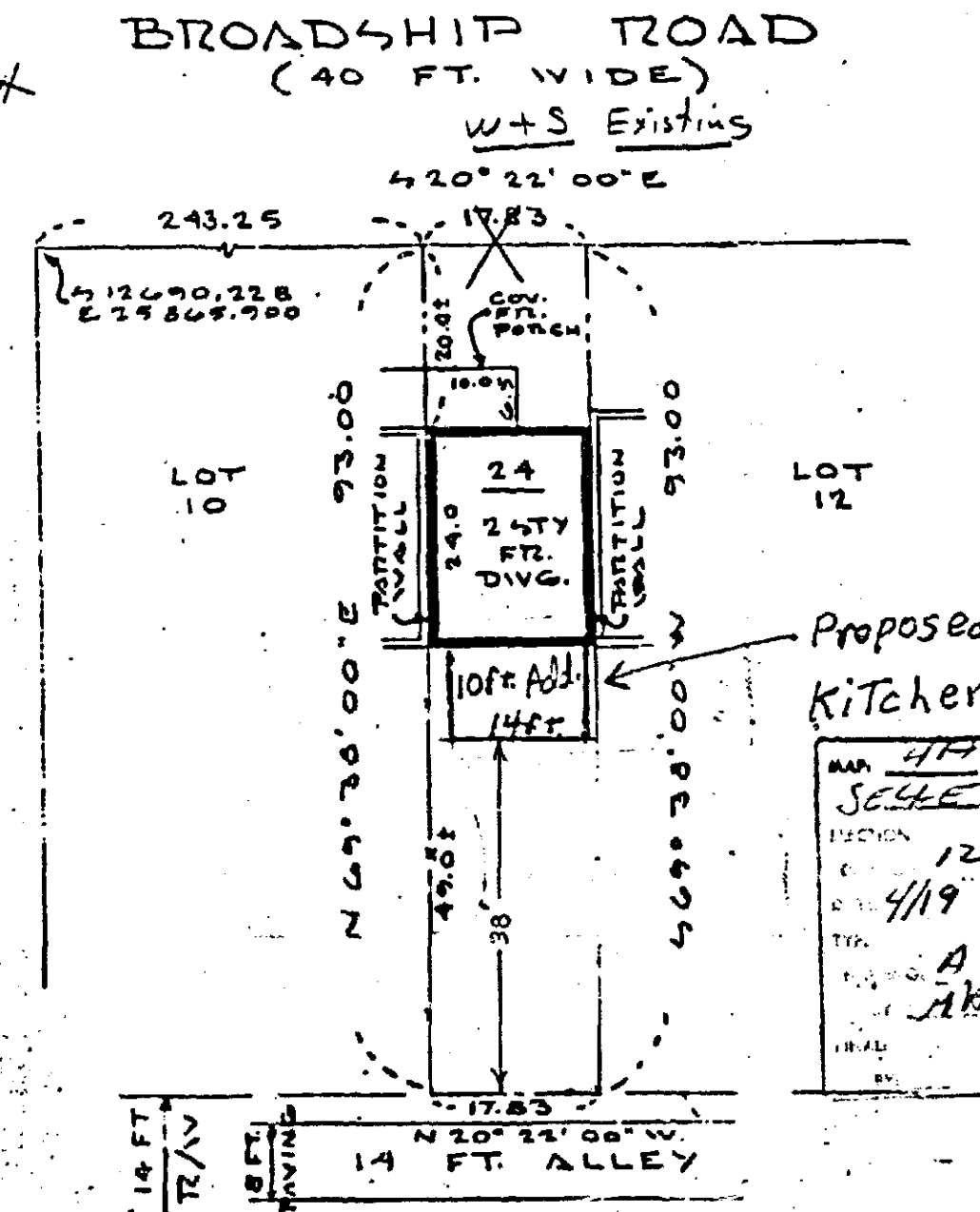
[Signature] THE JEFFERSONIAN
Manager.

Cost of Advertisement, \$ 18.00

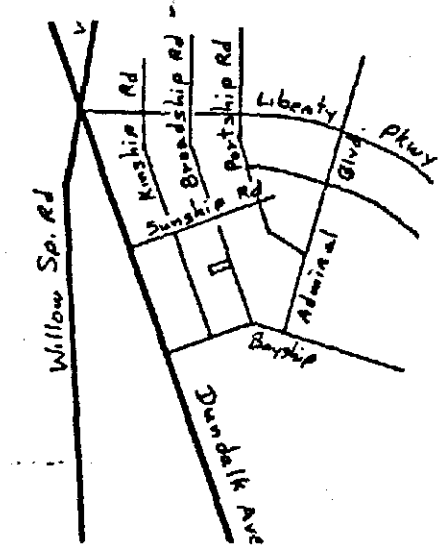
PETITION FOR VARIANCE
12th Election District
ZONING: Petition for Variance
LOCATION: Southwest side of
Broadship Road, 263.25 ft. South
from the centerline of Sunship Road
(24 Broadship Road)
DATE & TIME: Tuesday, May 22,
1984 at 9:30 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W. Ches-
apeake Avenue, Towson, Maryland
The Zoning Commissioner of Bal-
timore County, by authority of the Zon-
ing Act and Regulations of Baltimore
County, will hold a public hearing.
Petition for Variance to permit a
rear yard setback of 38 ft. instead of
the required 50 ft.
Being the property of Clyde L. Rix
et ux, as shown on plat plan filed
with the Zoning Department.
In the event that this Petition is
granted, a building permit may be is-
sued within the thirty (30) day appeal
period. The Zoning Commissioner will,
however, entertain any request for a
stay of the issuance of said permit
during this period for good cause
shown. Such request must be receiv-
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ing set above or made at the hearing.
BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

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BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

SUNSHIP ROAD
(40 FT. WIDE)



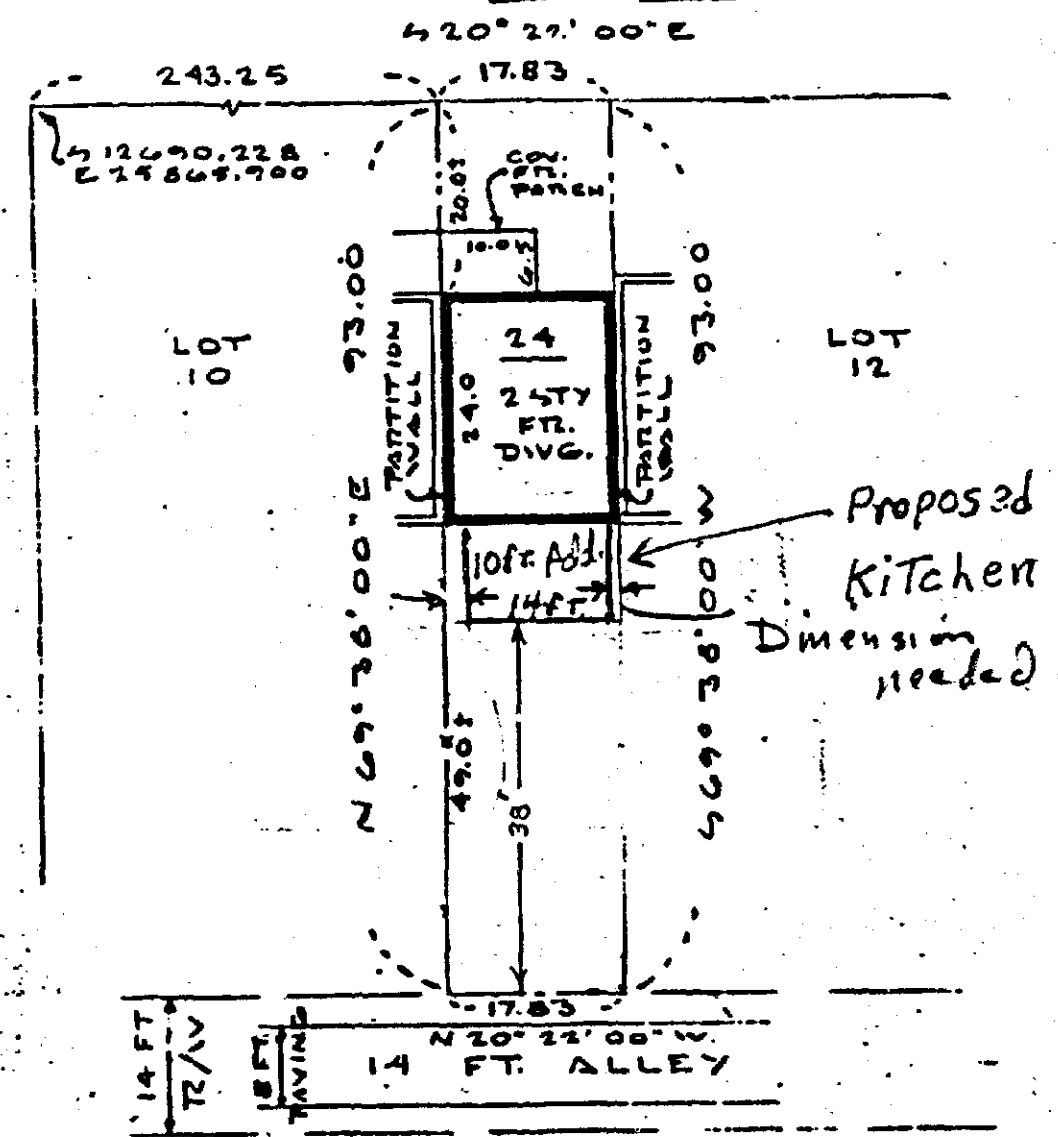
Location
1"=1000'



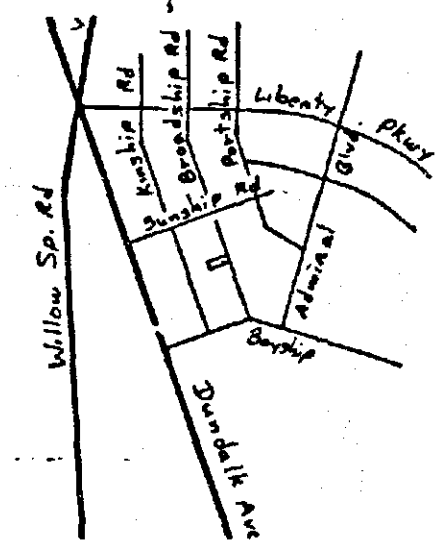
Plat for Zoning Variance
Zoned-D.R. 10.5
Lot 11, Block 12, Flat 1.
DUNDALK, Plat Book W.P.C. 5,
Folio 56 1"=20'
owner Clyde + Eileen Rix
This plat is not to be used for the
establishment of property lines.

BROADSHIP ROAD
(40 FT. WIDE)
W+S Existing

SUNSHIP ROAD
(40 FT. WIDE)



Location
1"=1000'



Plat for Zoning Variance
Zoned-D.R. 10.5
Lot 11, Block 12, Flat 1.
DUNDALK, Plat Book W.P.C. 5,
Folio 56 1"=20'
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